

# BIGGEST BUILDING ERA IN TULSA'S HISTORY BREAKING SHELL AS SPRING BEGINS TO OPEN

MILLIONS OF DOLLARS TO BE EXPENDED IN NEW RESIDENCES AND APARTMENTS.

## PUBLIC WORK SWELLS TOTAL

MANY FACTORY EXTENSIONS AND NEW INDUSTRIES TO BE COMPLETED DURING YEAR.

## ECONOMY TO BUILD EARLY

MATERIAL PRICES ARE SLIGHTLY LOWER AND LABOR SITUATION IS MUCH IMPROVED.

SMASHING BUILDING RECORDS IS A COMMON HABIT WITH TULSA, BUT IN YEAR 1919 IS GOING TO GET A PACE IN CONSTRUCTION WORK THAT WILL KEEP POSTERITY HUNTING IN THE YEARS TO COME.

ARCHITECTS, BUILDERS AND MATERIAL MEN ARE LOADED DOWN WITH WORK AND NOW THAT SPRING HAS ARRIVED THE BIGGEST BUILDING ERA IN THE CITY IS JUST BREAKING ITS SHELL.

IT IS ESTIMATED THAT \$10,000,000 WILL BE SPENT IN THE CONSTRUCTION OF NEW RESIDENCES, PLANS FOR WHICH ALREADY ARE IN HAND. THE EXPENDITURE OF APPROXIMATELY \$1,000,000 MORE IN OFFICE AND STORE BUILDINGS IS CONTemplated. ANOTHER \$1,000,000 WILL BE SPENT IN THE ERECTION OF NEW MANUFACTURING PLANT TO COST \$1,000,000 HAS BEEN STARTED AND OTHER IMPROVEMENTS AND EXTENSIONS IN THE FACTORY DISTRICT TOTAL ANOTHER \$1,000,000. TWO MILLION DOLLARS WILL BE SPENT DURING THE YEAR ON STREET AND SIDEWALK PAVING AND AS MUCH MORE FOR THE BUILDING OF HARD SURFACED ROADS IN THE COUNTY. IF THE BOND ISSUE IS APPROVED \$1,000,000 WILL BE SPENT ON THE EXTERIOR OF THE PUBLIC SCHOOLS.

WHEN ALL OF THESE IMPROVEMENTS ARE CARRIED OUT IT LOOKS LIKE TULSA IS GOING TO INVEST SOMEWHERE BETWEEN \$12,000,000 AND \$15,000,000 IN BUILDING IMPROVEMENTS BEFORE ANOTHER WINTER.

### SOME ARE STILL WAITING.

BUILDING PLANS HAVE BEEN RETARDED BY MANY PERSONS NOT BEING WILLING TO ADJUST THEMSELVES TO THE NEW PRICE LEVELS FOR BUILDING MATERIALS. BRICK THAT COULD BE BOUGHT IN 1914 FOR \$6 PER 1,000, ARE NOW QUOTED AT \$16 AND THE PRICE OF LUMBER IS ABOUT DOUBLE.

"SOME MATERIALS WILL COME DOWN," SAID A PROMINENT ARCHITECT TO THE WORLD REPORTER YESTERDAY. "WE LOOK FOR A CUT IN CEMENT, TERRA COTTA AND TILE BECAUSE THEY ARE BURNED WITH COAL, BUT IT'S NOT PROBABLE THAT WE WILL EVER BE ABLE TO GET BRICK AS CHEAP AS WHEN THEY WERE BURNING THEM WITH GAS."

"METAL PRODUCTS WILL PROBABLY SHOW THE GREATEST DECLINE, JUDGING FROM THE RECENT SHARP REDUCTIONS IN THE STEEL MARKET," SAID THE ARCHITECT.

SOME OF THE LARGE INTERESTS OF THE CITY THAT HAVE BEEN HOLDING BACK ON THE BUILDING PLANS ARE EXPECTED TO MAKE THE BREAK IN THE NEXT FEW WEEKS AND THIS WILL HAVE AN APPRECIABLE EFFECT IN BRINGING ABOUT AN UNPRECEDENTED BUILDING ERA. THE TOWN NEEDS MORE HOTEL BUILDINGS, MORE STORE BUILDINGS, MORE OFFICE ROOMS, MORE APARTMENTS AND MORE DWELLINGS AND THOSE WHO ARE ABLE TO BUILD THESE WILL NOT HOLD OUT MUCH LONGER. THERE IS NOT A PLEAS OF IMPROVED PROPERTY IN TULSA THAT IS NOT BRINGING THE INVESTOR A GOOD RETURN UPON HIS MONEY.

### ECONOMY TO BUILD NOW.

MATERIALS ARE HIGH BUT IT IS REALLY EASY TO BUILD NOW; VACANT PROPERTY BRINGS IN NO RETURNS. THE MAN WHO BUILDS NOW WILL HAVE HIS BUILDING PAID FOR BEFORE THE FELLOW WHO IS WAITING FOR LOWER PRICES TO COME BACK WILL GET STARTED.

THE PRICE LEVEL OF RENTS IN TULSA IS NOT LIKELY TO COME DOWN, AND WHEN THE PROPERTY OWNERS FIGURE THE PERCENTAGE OF RETURNS HE WILL FIND THAT HE IS JUSTIFIED IN PAYING THE PRESENT PRICES. RENTS AND BUILDING COSTS COME ALONG PRETTY WELL TOGETHER, WHEN ONE FALLS THE OTHER FALLS.

THE LABOR SITUATION IN TULSA IS MUCH IMPROVED AND THE FEAR OF STRIKE AND TEA-SUPPERS HAS BEEN ALLAYED BY THE GENERAL INDUSTRIAL PEACE, ESPECIALLY WITH REFERENCE TO THE BUILDING TRADES. THIS IS A MATTER THAT HAS ADJUSTED ITSELF BY THE LAW OF SUPPLY AND DEMAND. THE SCALE OF WAGES WILL PROBABLY NOT COME DOWN FOR SEVERAL YEARS.

MONEY IS NOT DIFFICULT TO GET FOR USE IN BUILDING. THERE HAS BEEN A STRAIN ON THE FINANCES OF THE COMMUNITY IN THE FLOATING OF WAR BONDS AND COLLECTION OF INCOME TAXES, BUT THE LOCAL BANKS HAVE AVAILABLE A SUPPLY OF MONEY ADEQUATE TO MEET THE DEMAND FOR REAL ESTATE DEVELOPMENT AND THEY ARE ANXIOUS TO LEND IT.

### RAILROAD IMPROVEMENTS.

THE SANTA FE RAILROAD IS CONSTRUCTING NEW SWITCH YARDS NORTH OF THE FRISCO ADDITION, COVERING A LARGE AREA AND REPRESENTING A LARGE OUTLAY OF MONEY. THIS IMPROVEMENT WILL GREATLY ENLARGE THE COMPANY'S TERMINAL FACILITIES. THE NEW SANTA FE FREIGHT STATION ON EAST FIRST STREET HAS JUST BEEN COMPLETED AT A COST OF \$50,000 AND THE SPACE BETWEEN THE TRACKS AND IN FRONT OF THE FREIGHT STATION IS BEING PAVED WITH BRICK. A SITE HAS BEEN PURCHASED FOR A NEW SANTA FE PASSENGER STATION AND THE SITE MADE READY FOR CONSTRUCTION BUT THIS IMPROVEMENT HAS TEMPORARILY BEEN HELD UP.

THE FRISCO RAILROAD IS MAKING EXTENSIVE IMPROVEMENTS IN ITS PASSENGER STATION BY THE REMODELING OF THE WAITING ROOMS, THE ADDITION OF A LARGEROOM, AND THE REMODELING OF THE SPACES BETWEEN THE EXISTING STATION. THESE IMPROVEMENTS REPRESENT AN OUTLAY OF APPROXIMATELY \$22,000.

THE TULSA CHAMBER OF COMMERCE HAS TAKEN UP WITH THE RAILROAD ADMINISTRATION AT WASHINGTON THE MATTER OF GETTING A REDUCTION OF FREIGHT RATES ON ROAD BUILDING MATERIALS, WHICH ARE NOW 100 PER CENT HIGHER THAN BEFORE THE WAR. THE GOVERNMENT IS USING THE CONSTRUCTION OF ROADS, AND THIS WOULD SUBSTANTIALLY BUILD UP MORE THAN ANYTHING ELSE. THE GOVERNMENT IS ALSO ASKED TO RELEASE THE LARGE STORES OF CEMENT PURCHASED DURING THE WAR, AND THIS IS EXPECTED TO BREAK THE MARKET.

**RECORD PAYING CONTRACT.**

PRE-WAR PAYING CONTRACTS AMOUNTING TO \$750,000, HELD UP ON ACCOUNT OF THE FAILURE OF THE PARKER-WASHINGTON COMPANY TO CARRY OUT ITS CON-

TRACTS, ARE TO BE RELIEF AND THE WORK CARRIED OUT WITH ABOUT \$1,000,000 WITH OTHER STATE IMPROVEMENTS.

THIS HAS BEEN TAKEN UP FOR 10 MILES OF CONCRETE SIDEWALKS TO BE CONSTRUCTED IN DIFFERENT SECTION OF THE CITY, BIDS FOR WHICH WILL BE LET AT AN EARLY DATE.

TWO BIG ROAD CONTRACTS ARE NOW UNDER WAY AND BIDS HAVE BEEN ASKED FOR 60 MORE OTHER SECTION OF ROAD IN THE COUNTY. IF ALL THE WORK THAT IS PLANNED IS CARRIED THROUGH THIS YEAR \$1,000,000 WILL BE SPENT ON ROAD IMPROVEMENTS.

### THE \$25,000 RESIDENCES.

TWO OF THE MOST ELABORATE RESIDENTIAL IMPROVEMENTS THAT WILL BE COMPLETED THIS SPRING WILL BE THE MANSIONS OF DR. B. TRAVIS AND R. H. TRAVIS ON THE TRAVIS ESTATE SOUTH OF WOODWARD PARK. EACH OF THESE HOUSES WILL REPRESENT AN OUTLAY OF BETWEEN \$15,000 AND \$20,000. THE PLANS WERE DRAWN BY THOMPSON & FLEMING, THE WELL-KNOWN TULSA ARCHITECTS.

THOMPSON & FLEMING HAVE DRAWN PLANS FOR THE FIRST UNIT OF THE NEW MATERNITY HOSPITAL TO BE BUILT ON EIGHTEENTH STREET BY DR. L. D. TAYLOR.

WORK HAS JUST BEEN STARTED ON A \$10,000 RESIDENCE FOR PHILIP KATES AT TWENTY-FIRST AND MADISON.

ADAMS, WALKER ARE BUILDING THEIR NEW RESIDENCES AT FOURTEENTH AND CAROLINA.

AN EXTENSION IS TO BE MADE TO THE CYNTHIA APARTMENTS AT SEVENTH AND CHEYENNE.

ARCHITECT GEORGE WINKLER HAS JUST COMPLETED THE DESIGNS FOR A BEAUTIFUL \$30,000 RESIDENCE OF ENGLISH TYPE TO BE BUILT THIS SPRING OPPOSITE THE DAN HUNT PROPERTY IN MAPLE RIDGE.

### THREE \$50,000 HOMES.

THREE NEW \$50,000 RESIDENCES ARE PLANNED, TO BE BUILT BY J. H. McBRIDES, DR. FRED S. CLINTON AND LON HANDBERRY IN CHILDRESS PLACE. IT IS PROBABLE THAT PAUL AND LEE CLINTON WILL ALSO BUILD DURING THE SUMMER.

THE FIRM OF RUSH, ENDACOTT & RUSH, ARCHITECTS, HAVE PLANS UNDERTAKEN FOR \$750,000 WORTH OF NEW WORK TO BEGIN IN THE SPRING AND SUMMER. THESE IMPROVEMENTS INCLUDE APARTMENTS, SMALL HOTELS AND BUSINESS BUILDINGS.

W. L. LEWIS IS BUILDING A \$15,000 GARAGE AND PLANS ARE BEING DRAWN FOR AN ELABORATE RESIDENCE AT NINETEENTH AND PEORIA.

A. M. ATKINSON HAS DRAWN PLANS FOR \$15,000 WORTH OF HIGH CLASS RESIDENCES, WORK ON SOME OF WHICH IS NOW UNDERWAY, AND HE HAS AS MUCH MORE IN CONTEMPLATION AWAITING THE APPROVAL OF PLANS OR THE COMPLETION OF FINANCIAL ARRANGEMENTS.

JOHN W. ROBB HAS DESIGNED FOR JOHN S. DAYVISON A FOUR-APARTMENT BUILDING TO COST \$13,500, TO BE ERECTED AT TWENTY-FIRST AND BOSTON, ALSO A \$1,000 HOME FOR R. C. STEEVE JR. THE OREGON ADDITION.

### NORTH SITE IMPROVEMENTS.

JAMES V. SLOAN WILL BUILD A \$15,000 HOME AT THE CORNER OF OSAGE AND FAIRVIEW, IN THE COUNTRY CLUB DISTRICT.

JUDGE J. F. GILMORE IS PLANNING A \$25,000 HOME TO BE BUILT ON COUNTY CLUB AVENUE.

DR. S. G. KENNEDY IS SOON TO LET A CONTRACT FOR A \$25,000 RESIDENCE TO BE BUILT AT TEA STREET AND OSAGE AVENUE.

THE ANNUAL TRADE TRIPS OF TULSA BUSINESS MEN WILL BE INAUGURATED THE THIRD WEEK IN APRIL AND ABOUT 100 TOWNS WILL BE VISITED BY THE GREATESSES OF THIS CITY. THESE TOWNS ARE OF INESTIMABLE VALUE NOT ONLY TO LOCAL MERCHANTS BUT TO THE TOWNS VISITED AND ARE IN A LARGE DEGREE RESPONSIBLE FOR THE LOYALTY WHICH TULSA'S TRADE TERRITORY TOWNS ALWAYS EXHIBIT TOWARD THIS CITY.

IT APPEARS TO BE THE PRACTICALLY UNANIMOUS SENTIMENT OF THOSE WHO HAVE EXPRESSED IT, THAT THIS IS THE YEAR IN WHICH TULSA WILL DETERMINATELY AND PERMANENTLY SOLVE THE IMPORTANT PROBLEM OF AN ADEQUATE AND SATISFACTORY WATER SUPPLY AND NO MORE IMPORTANT WORK THAN THIS CAN BE ACCOMPLISHED BY THE CITIZENSHIP OF TULSA.

THE SPIRIT OF CO-OPERATION BETWEEN THE CHAMBER OF COMMERCE, THE VARIOUS CIVIC CLUBS AND THE BUSINESS INTERESTS OF THE COMMUNITY IN GENERAL IS SO NOTICEABLE THAT IT IS ATTRACTING NATIONAL ATTENTION AND SO MUCH IS THIS TRUE THAT WHEREVER IN THE NORTHERN, EASTERN AND SOUTHERN CITIES THE PHENOMENAL DEVELOPMENT OF TULSA IS TAKEN UP AND THE REASON FOR IT IS ASKED.

THE "TULSA SPIRIT" IS THE NAME OF THE NEW, CERTAINLY VAST, INFLUENCE THAT THESE PROPERTIES CAN BE PUT ON THE MARKET.

A 40-ACRE TRACT IN THE SOUTHEAST PORTION OF THE CITY IS NOW BEING CLEARED AND STAKED PRELIMINARILY TO ITS BEING SOLD FOR BUILDING PURPOSES.

### SUPERIOR DOUGLAS LOOKS AHEAD.

LOOKING TO THE IMMEDIATE FUTURE, SECRETARY DOUGLAS OF THE CHAMBER OF COMMERCE HAS DRAWN A PRACTICAL PICTURE OF DEVELOPMENT AND PERMANENT PROSPERITY FOR TULSA AND ITS TRADE TERRITORY. THE SECRETARY SAYS:

ONE OF THE MOST GRATIFYING INDICATIONS AT PRESENT IS THE REMARKABLE DEVELOPMENT OF THE HOME-BUILDING SENTIMENT IN TULSA, THE NUMBER OF PLANS ISSUED, THE NUMBER OF BUILDINGS BEING PLANNED, THE ACUTE INTEREST OF BUSINESS MEN, MECHANICS AND PROFESSIONAL MEN IN PERFECTING BUILDING AND LOAN ORGANIZATIONS TO FURTHER STIMULATE HOME LIFE IN THIS CITY.

PREPARATIONS ARE BEING MADE FOR VERY SUBSTANTIAL ADDITIONS IN THE NUMBER OF APARTMENT BUILDINGS IN TULSA AND THESE WILL BE THE LEADERS IN DESIGN AND CONSTRUCTION ALONG MODERN ARCHITECTURAL LINES FOR APARTMENT HOUSES.

THE SUMMER WILL NO DOUBT SEE THE ACTIVE CONSTRUCTION WORK BEGUN ON WHAT WILL PROBABLY BE ONE OF THE LARGEST AND BEST-EQUIPPED HOSPITALS IN THE SOUTHWEST, ACCORDING TO A RECENT ANNOUNCEMENT BY DR. C. C. CONNELLY, THE HOSPITAL IN QUESTION BEING THAT PROVIDED BY THE SISTERS OF THE SACRED HEART, FOR WHICH THE TULSA ORGANIZATION HAS BEEN PRACTICALLY ARRANGED.

THE PRESENT YEAR WILL WITNESS THE COMPLETION OF FOUR OR FIVE SPLENDID HOUSES OF WORSHIP IN THIS CITY, CONSTRUCTION ON SOME OF

WHICH HAS BEEN COMMENCED, AND THE FINANCIAL PLANS FOR OTHERS ARE BEING WORKED OUT.

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